

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>05-021</u>	<u>ASPIRA OF FLORIDA</u>
<u>05-067</u>	<u>CAP INVESTMENTS L. L. C.</u>
<u>05-278</u>	<u>VIRTRAN HOMES AT WALDIN DR. L. L. C.</u>

HEARING NO. 05-10-CZ10-6 (05-67)

13-54-39
BCC
Comm. Dist. 10

APPLICANT: CAP INVESTMENTS L. L. C.

RODOLFO J. DOMINGUEZ, RICARDO WON, FELIX QUEVEDO and MARGARITA QUEVEDO are appealing the decision of COMMUNITY ZONING APPEALS BOARD #10 on CAP INVESTMENTS L. L. C., which approved the following:

RU-5A to OPD

SUBJECT PROPERTY: Lots 1 – 14, Block 16, SECOND ADDITION TO SOUTHERN ESTATES, Plat book 73, Page 15.

LOCATION: The Northwest corner of S.W. 119 Court & S.W. 42 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.4 Acres

RU-5A (Semi-Professional Offices)
OPD (Office Park District)

[<Top>](#)

APPLICANT: ASPIRA OF FLORIDA

- (1) AU & BU-1 to RU-3M
- (2) SPECIAL EXCEPTION to permit a charter school.
- (3) Applicant is requesting to permit the charter school setback 15' (50' required) from the interior side (south) property line and spaced less than 75' from a residential building under different ownership to the south.
- (4) Applicant is requesting to permit the charter school setback 47' 2¼" (50' required) from the rear (west) property line.
- (5) Applicant is requesting to permit the charter school with 3 stories (2 stories permitted).
- (6) Applicant is requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a minimum 4' high chain link fence along the front (east) property line up to the edge of a driveway.
- (7) Applicant is requesting to permit a 10' high chain link fence (6' permitted) along the interior (north) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3-#7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Aspira of Florida, Aspira North Middle School," as prepared by Ramos Design Associates, Inc., consisting of 6 sheets and dated stamped received 11/9/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: The south 344' of the north 714' of the west ½ of the NW ¼ of the NW ¼ of Section 30, Township 52 South, Range 42 East, lying west of the west right-of-way line of Memorial Highway, less the right-of-way for Biscayne Canal. AND: PARCEL 2: The south 150' of the north 370' of the west ½ of the west ½ of the NW ¼ of Section 30, Township 52 South, Range 42 East, lying west of the west right-of-way line of Memorial Highway, A/K/A: Griffing Boulevard, and lying east of the east right-of-way of Biscayne Canal.

LOCATION: 13300 Memorial Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.59 Acres

PRESENT ZONING: BU-1 (Business – Neighborhood)
AU (Agricultural – Residential)

[<Top>](#)

APPLICANT: VIRTRAN HOMES AT WALDIN DR. L. L. C.

Applicant is requesting to permit a single-family residence setback 8' (10' required) from the side street (south) property line on proposed Lot 1, Block 6.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family & Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Pine Isle by Vitran Homes," as prepared by Rey Mar & Associates, Inc., dated 2/6/04 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ in Section 2, Township 57 South, Range 39 East.

LOCATION: The Northeast corner of theoretical S.W. 281 Street and theoretical S.W. 133 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15 acres

PRESENT ZONING: RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

[<Top>](#)